

Message Text

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PAGE 01 ATHENS 13242 141930Z
ACTION FBOE-00

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FM AMEMBASSY ATHENS
TO SECSTATE WASHDC 8291
INFO USIA WASHDC

UNCLAS ATHENS 13242

USIA FOR IOA/SS

E.O. 11652: N/A
TAGS: ABLD, AFSP, ASEC, GR
SUBJECT: PROPOSED LEASING ADDITIONAL OFFICE SPACE

REF: STATE 12963

1. YESTERDAY THE EMBASSY HELD A MEETING TO DISCUSS THE BUILDING ALTERATIONS NECESSARY TO INSTALL THE CENTRAL AIR CONDITIONING AND HEATING SYSTEM IN THE FOUR FLOORS AND THE BASEMENT OF THE ANNEX.

2. THE MEETING WAS ATTENDED BY IRVINE J. HETHERINGTON, PROFESSIONAL ENGINEER FROM USIA, IOA/SS, WASHINGTON, WHO WAS IN ATHENS TO SURVEY THE ANNEX FOR CENTRAL AIR CONDITIONING AND HEATING INSTALLATIONS, THE EMBASSY'S ENGINEER; MR. GRAIKIOTIS, OWNER OF THE OFFICE SPACE THE EMBASSY PROPOSES TO LEASE AND HIS LAWYER; AND THE GENERAL SERVICES OFFICER.

3. MR. HETHERINGTON, USIA ENGINEER, MADE A COMPREHENSIVE STUDY OF THE BUILDING AND WILL PREPARE DUCTING AND INSTALLATION PLANS, REQUIRED ADDITIONAL ELECTRIC UTILITY SERVICES PROVIDED BY THE ATHENS ELECTRIC POWER COMPANY, AND CENTRAL AIR CONDITIONING AND HEATING PLANS FOR ALL OF THE FLOORS TO BE USED BY THE EMBASSY AND USIS. HIS INSTALLATION PLANS WERE DISCUSSED AND EXAMINED IN THE PRESENCE OF THE OWNER OF THE PROPERTY AND HIS LAWYER WHO AGREED TO OUR PROPOSED BUILDING ALTERATIONS FOR INSTALLATIONS INCLUDING PLACING A CHILLER UNIT AND COOLING TOWER ON THE ROOF.

4. RECENTLY, THROUGH FREQUENT TELEPHONE CALLS, THE LANDLORD HAS
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BEEN PRESSING THE EMBASSY FOR A DATE WE INTEND TO BEGIN PAYING

RENT. HE TOOK THE OPPORTUNITY DURING THIS MEETING TO AGAIN
BRING UP THE SUBJECT OF LEASE SIGNING AND PAYMENT RENT. HE
STATED THAT HE WANTS THE FIRST LEASE PAYMENT TO BEGIN NOT LATER
THAN JANUARY 1, 1977. AT THIS STAGE, THE EMBASSY HAS NO WAY
OF KNOWING WHETHER THE PROPERTY WILL BE AVAILABLE TO US AFTER
JANUARY 1, 1977, BUT WE TEND TO BELIEVE THIS IS A PRESSURE
MOVE. EVEN SO, WE MUST MOVE OURSELVES ASAP. MR. HETHERINGTON
INTENDS TO VISIT FBO TO ASSIST IN ARRIVING AT AN EARLY
DECISION. IT IS WORTHY NOTING THAT IF THE OWNERS WERE MAKING A PRESSURE
PLAY, THEY GAVE AN ACADEMY AWARD PERFORMANCE. THEY DID NOT
FLICKER AN EYE WHEN THEY SAID THEY WERE CURRENTLY DEALING WITH
TWO OTHER GROUPS INTERESTED IN THIS PROPERTY.

5. WE STRONGLY URGE THE DEPARTMENT TO AUTHORIZE SIGNING OF A
LEASE FOR THE ANNEX AS SOON AS POSSIBLE. THERE IS NO ASSURANCE
THAT THE LANDLORD WILL HOLD THIS CONVENIENTLY LOCATED OFFICE
SPACE AFTER JANUARY 1, 1977, AND NO AGREEMENT OR OPTION IS
OPEN TO THE EMBASSY TO "RESERVE" THIS PROPERTY FOR OUR USE
WITHOUT A FINANCIAL COMMITMENT ON OUR PART. ANY THOUGHTS YOU
MAY HAVE TO PROTECT OUR INTERESTS WILL BE GRATEFULLY
RECEIVED AND ACTED UPON.
KUBISCH

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